

## Request for Proposals: Demolition Contractors

Request ID: **RFP-OLD-ELLINGTON-DEMO**

Tuscola County Land Bank Authority Blight Elimination Program

This Request for Proposal (RFP) is issued by the Tuscola County Land Bank Authority (TCLBA). The Blight Elimination Program is being managed via a consultant agreement with the Economic Development Corporation, of which all communication should flow. For questions regarding this project, contact:

Leandra Wolschleger  
Economic Development Corporation  
250 E Huron Ave. Room 303  
Bad Axe, MI 48413  
989-269-6431  
[info@huroncounty.com](mailto:info@huroncounty.com)

### Key Dates:

Request for Proposals Issued: 03/18/2026  
Due Date for Proposals: 04/01/2026  
Bid Opening: 04/03/2026  
Selected Firm Notified: 04/03/2026

The Tuscola County Land Bank Authority is seeking proposals for the demolition of one commercial property in Ellington Township. The Tuscola County Land Bank Authority Blight Elimination Program is administered by the Economic Development Corporation of the County of Huron in partnership with the County of Tuscola. The property requiring demolition is owned by Ellington Township. This RFP is open to all qualified demolition contractors who are capable of and qualified to meet the objectives and requirements described in this document. Respondents must supply documentation supporting their qualifications for evaluation.

Proposal Evaluation and Contract Award – The Tuscola County Land Bank Authority follows the Procurement Policy of the County of Tuscola. This project is made possible by the Federal ARPA funding via State Land Bank Authority and will also comply with all the terms and conditions of the Federal Award policies.

The property and legal description is:

- **2750 E Caro Rd., Caro, MI 48723**  
L517 PG 1261,2 ELL-17 SEC 17 T13N R10E BEG AT NW COR OF NE 1/4 TH E 18 RDS, S 6 RDS, W 18 RDS, N 6 RDS TO POB. .67 A.

### Scope of Work:

1. **Demolition of Structure:** The Scope of Work (“Work”) for this RFP **may include, but is not necessarily limited to:**
  1. **Security:** Provide site security for duration of project after notice to proceed is received.
  2. **Mobilization:** Includes all labor, equipment, materials, and incidentals to mobilize to the project site to perform the work. It includes all supervision of successful Respondent personnel, and office support. It includes project meetings, surveying, site security,

temporary controls and utilities, pre-work submittals, preparation of all submittals including, the successful Respondent's Site-Specific Work Plan and Health and Safety Plan (HASP), personal protective equipment, permits, disposal approvals, erosion controls, barricades, traffic control, trash disposal, cleaning, and demobilization. Total cost of this item shall not exceed four (4%) percent of the successful Respondent's overall base bid.

3. **Utilities:** All utilities have been disconnected from the property. All letters will be forwarded to the successful Respondent. The successful respondent is responsible for ensuring all utilities are disconnected. It will be the successful Respondent's responsibility to have any other utilities cut and removed from the site as required by regulation, local ordinance or, at a minimum, generally accepted methods. The successful Respondent is responsible for contacting Miss Dig prior to any demolition activity.
  1. Contractor is responsible to cut and cap utilities other than gas and electric and pay all associated fees. This may include well capping and proper closure of any on-site sewer systems or drainage systems as found by successful Respondent.

**Demolition:** Includes all labor, equipment, materials, fees, permits and incidentals needed: to demolish building, flatwork, and below grade structures associated with the building (including basement, foundations, footings, sumps, pits, vaults etc.); transportation and disposal of all demolition debris; removal of all concrete and asphalt drives and parking areas on site; and utility disconnects, removal, abandonment, or protection of buried underground utilities as specified. Use of explosives is strictly prohibited. Do not burn demolished materials. Except for items or materials indicated to be reused, salvaged, or otherwise indicated to remain property of TCLBA, demolished materials shall become the successful Respondent's property and shall be removed, recycled, or disposed from Project site in an appropriate and legal manner. Successful Respondent will be required to provide water, application equipment and personnel for dust suppression during demolition activities.

4. **Site Restoration:** Site restoration shall include general backfilling, leveling and compaction. Procedures, methods, materials, and other information regarding excavation and backfill shall be included in the Project Work Plan developed by the successful Respondent. The following information regarding excavation and backfilling shall be included in the Project Work Plan, at a minimum: (1.) Project Schedule; (2.) List of Subcontractors; (3.) Description of the methods and equipment to be used for each related operation (i.e., excavation, transportation, sampling, etc.); (4.) Transportation company; (5.) Method to protect any storm sewers and conveyances during soil excavation in close proximity of the site; and (6.) Description of the means, methods, and procedures for site restoration.
  1. **Backfill material:** The successful Respondent shall submit data on proposed backfill materials (sand and gravel) to the TCLBA for approval. This data shall include the source of backfill material; grain size analysis, including MDOT classification; and analytical results (including volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), polychlorinated biphenyls (PCBs), and Michigan metals) verifying that backfill material is uncontaminated. Testing shall be the responsibility of the successful Respondent and shall be performed at no additional cost to the TCLBA.
    1. **Satisfactory materials** shall be MDOT Class II sand or MDOT Class III granular fill and shall be free of trash, debris, roots, and other organic matter. Native fill

can be reused in the excavation from which it came, if determined by TCLBA or its designee to be suitable. Any sampling, sample delivery, and laboratory analysis deemed necessary for reuse of native fill shall be the responsibility of the successful Respondent and is incidental to the project.

2. **Unsuitable materials**
  1. Contaminated soil includes, but is not limited to, soils that are visually or olfactory impacted. If any VOCs, SVOCs, PCBs, or other contaminants are detected in backfill material from an offsite location and/or if the TCLBA or its designee detects any contamination through visual or olfactory senses, then this will constitute classification as "contaminated soil."
  2. Unsuitable materials include the following materials: (1.) Soils that, when classified under ASTM D 2487 - Classification of Soils for Engineering Purposes, fall in the classification of Pt, OH, CH, MH, or OL; (2.) Soils that cannot be compacted sufficiently to achieve the density specified for the intended use; (3.) Soil with more than 10% organics; (4.) Soils that contain greater concentrations of chloride or sulfate ions or have a soil resistivity or pH less than the existing onsite soils; (5.) Topsoil; (6.) Slag; (7.) Crushed concrete; (8.) Rock; (9.) Fill with brick, block or concrete; and/or (10.) Fill with rocks larger than 4" diameter.
  3. **Analytical Reports**: The successful Respondent shall submit to the TCLBA all analytical results of the backfill, waste characterization, and any other samples collected/required for the work.
2. **Surface Grade**: After demolition activities have been completed, all disturbed surfaces shall be graded, prior to surface restoration, so as to leave no ruts, pits, piles, or ridges. If it is required, the successful Respondent shall be responsible for settlement of fill over any fill areas and shall be required to repair any voids or holes that appear for a period of one year after final acceptance of work by the TCLBA, at the successful Respondent's own expense. The finished grade shall be flush (+ or -3") with existing sidewalks which will remain immediately adjacent to the affected area that is to be considered grade.
3. **Finish Grade**: Finish grade shall match the pre-work grade at undisturbed areas and the perimeter of the site. The finish grade shall be approximately 2-inches below the pre-work grade at the center of the property with a gentle upward slope towards the perimeter of the property where the finish grade matches the preexisting grade. Grading shall be conducted as directed by the TCLBA or its designee. All areas impacted by site activities, including pavements, roads, vegetation, and all other disturbed or altered structures/features shall be restored to pre-work condition. The finished grade shall be flush (+ or -3") with existing sidewalks which will remain immediately adjacent to the affected area that is to be considered grade.
4. **Roadway and Parking Areas**: The successful Respondent is required to repair, in-kind or better, any areas of the successful Respondent's access point, such as public roads, sidewalk or curbs, disturbed as a result of the successful Respondent's work or access.
5. **Demobilization**: Includes all labor, equipment, materials, and incidentals to complete balance of the Work under the bidding documents including but not limited to: site demobilization including removing personnel, equipment, supplies, rubbish and incidentals from the project site.

## **Deliverables**

The successful Respondent must submit the following documentation to the TCLBA following the noted milestones. Prior to processing final payment, all documents must be delivered to the TCLBA.

1. **Prior to work beginning**: Project schedule; pre-work photos of site; project work plan; HASP; spill contingency plan; proposed disposal facilities and proposed disposal facility licenses
2. **Prior To Demolition**: NESHAP notification(s); permit applications and permits; dust control and air monitoring plan; soil erosion and sedimentation control plan; utility disconnects applications and verifications; and Abandoned Well Plugging Record.
3. **After Demolition**: Copies of all demolition waste manifests; copies of daily site activity reports; photos of finished site; and backfill analytical report.

## **Qualifications**

The Respondent shall demonstrate by submitting documentation with their response to this RFP that they meet the following qualification criteria:

1. Hold a valid State of Michigan Residential Builder or Maintenance Contractor license.
2. Meet the insurance requirements listed in the Submission section of the RFP, number 8.
3. Provide a list of similar projects that demonstrates a minimum of three (3) years' experience with demolitions similar to this project.
4. Provide three (3) references, include organization, contact person, and their phone number.
5. Able to certify all criteria listed throughout the RFP.
6. The TCLBA will review all public sites including, but not limited to, those listing debarred contractors for use of federal or state funds, licensing sites, OSHA violation sites and environmental violation sites, to verify qualifications applicable to this site and/or funding source.

## **Pre-Bid Meeting**

A pre-bid meeting will not be held. Respondents can visit the site and view the property at their convenience.

## **Respondent Responsibilities**

It is the responsibility of each Respondent, before submitting a bid, to:

1. Examine the RFP and associated documents thoroughly;
2. Visit the site and, if necessary, record conditions at the site (through logs/notes, photographs, video or any other means);
3. Study and correlate the Respondent's observations with the RFP documents;
4. Submit written questions or inquiries about the RFP documents or the Work; and
5. Account for all general, local and prevailing conditions at or near the site that may in any manner affect the cost, schedule, progress, performance or furnishing of the work.

## **Site Information**

The TCLBA assumes no responsibility for the condition of existing building and structures and other property on site, or for their continuance in the condition existing at the time of notice to

proceed. No adjustment of contract price or allowance or any change in conditions will be made after the award of bid unless approved by the TCLBA.

1. To the extent that any Respondent considers that additional information is necessary for determining its bid, it is the responsibility of that Respondent to request from the TCLBA the necessary additional information. In the event the TCLBA does not have the requested additional information, it shall be the responsibility of the Respondent, at the Respondent's sole cost, to undertake reasonable examinations of the site and any other pertinent available information and data that the Respondent considers necessary for determining its bid.
2. The Respondent awarded the contract shall be responsible for obtaining any lands, areas, properties, facilities, rights-of-way and easements, in addition to those furnished by the TCLBA, that the Respondent considers necessary for temporary facilities, storage, disposal of spoil or waste material or any other similar purpose. The TCLBA does not assume any responsibility for site conditions at any lands, areas, properties, facilities, rights-of-way and easements obtained by any Respondent.

### **Performance Conditions and Requirements**

1. The Respondent awarded the contract shall comply with all applicable laws, including, but not limited to, laws affecting cost, schedule, progress, performance or furnishing of the Work. Examples of those laws include, but are not limited to, those relating to nondiscrimination in employment, protection of public and employee health and safety, environmental protection, building codes, fire protection, grading and drainage, use of explosives, vehicular traffic, restoration of lands and property under the control of the State or a political subdivision, taxes, permits and licensing. By way of example, but not exhaustive, all work must comply with the following regulatory requirements:
  1. Federal Laws and Regulations
    1. 40 CFR Parts 239 through 282 - Resource Conservation and Recovery Act (RCRA), as amended
    2. Public Law 91-596 - Occupational Safety and Health Act (OSHA) of 1970, as amended
    3. 29 CFR Part 1910.120 - Hazardous Waste Operations and Emergency Response (HAZWOPER), as amended
    4. 29 CFR Part 1926 - Safety and Health Regulations for Construction, as amended
    5. 40 CFR Part 260 – Construction Hazardous Waste Management Systems
    6. 40 CFR Part 261 - General Identification and Listing of Hazardous Wastes
    7. 40 CFR Part 262 - Standards Applicable to Generators of Hazardous Wastes
    8. 40 CFR Part 263 - Standards Applicable to Transporters of Hazardous Wastes
    9. 40 CFR Part 264 - Standards for Hazardous Wastes TSDF and Operators
    10. 40 CFR Part 265 - Interim Standards for Hazardous Wastes TSDF and Operators
    11. 40 CFR Part 270 - Hazardous Waste Permits
    12. 49 CFR Part 172 - Hazardous Materials Table, Special Provisions, Hazardous Materials Communications, Emergency Response Information, Training Requirements, and Security Plans
    13. 49 CFR Part 173 - General Requirements for Shipments and Packaging
    14. 49 CFR Part 174-77 - Transporter Requirements
    15. 49 CFR Part 178-79 - Container Specifications

2. State of Michigan Laws
  1. Michigan Public Act 451, Part 201 - Environmental Remediation, as amended
  2. Michigan Public Act 451, Part 115 - Solid Waste Management as amended
  3. Michigan Public Act 451, Part 111 - Hazardous Waste Management, as amended
  4. Michigan Public Act 451, Part 121 - Liquid Industrial By-Products
  5. Michigan Public Act 154 - Michigan Occupational Safety and Health Act (MIOSHA)
  6. Michigan Public Act 451 Part 91 – Soil Erosion and Sedimentation Control, as amended
  7. Michigan Public Act 174, Miss Dig Underground Facility Damage Prevention and Safety Act
3. Local Laws: Ellington Township and/or County of Tuscola.
2. **Permits:** The demolition permit shall be obtained through the local jurisdiction or State of Michigan. A copy is to be provided to the TCLBA.
3. **Soil Erosion:** With respect to any earth disturbance associated with this contract, the successful Respondent shall comply with the Natural Resources and Environmental Protection Act; Soil Erosion and Sedimentation Control, 1994 PA 451 Part 91, as amended.
  1. The successful Respondent shall be responsible for all application fees and obtaining a soil erosion and sedimentation control (SESC) permit.
  2. The successful Respondent shall furnish, install, and maintain as long as necessary and remove when no longer required, all necessary engineering controls to prevent erosion and sedimentation of onsite soils in accordance with Part 91 of P.A. 451 and the SESC permit. The successful Respondent is expected to leave any soil erosion fencing in place upon completion.
4. **Hazardous Material:** A hazardous materials assessment has been completed by the TCLBA environmental consultant. No hazardous materials were found. Report is attached. If the successful Respondent encounters material reasonably believed to be a hazardous material and which may present a substantial danger, the successful Respondent shall immediately stop all affected work, give written notice to the TCLBA of the conditions encountered, and take appropriate health and safety precautions. The successful Respondent shall use, handle, store, dispose of, process, transport and transfer any material considered a hazardous material in accordance with all federal, State and local laws.
5. **Subcontractors:** Each Respondent shall include a list of subcontractors, is any are utilized, with their submission. The Respondent shall provide licensing data for trades for which licensing is required and, if applicable, indicate minority, woman or handicapped status. If the TCLBA objects, for good cause, to any listed subcontractor, the TCLBA, before issuing an award, may request replacement of that subcontractor at no increase in contract price and/or contract time. In that event, the Respondent shall provide a substitute subcontractor or the Respondent itself, if qualified for the work involved. If the Respondent declines, that Respondent shall not be considered.
  1. All subcontractors are subject to the same qualification process as the Respondent.
  2. Any replacement or addition to listed subcontractor(s) shall be required to meet the requirements of the RFP documents. If the TCLBA objects for good cause to any such newly listed subcontractor, the successful Respondent shall provide a replacement subcontractor at no increase in contract price and/or contract time.
6. **Use of Premises:** The successful Respondent shall confine its operations (including, but not limited to, construction equipment and laydown and storage) to the site and lands,

areas, properties, facilities, rights-of-way and easements identified and permitted by the contract documents and shall not unreasonably encumber the Premises. The successful Respondent shall be responsible for any damage to the Premises (including, but not limited to, damage to any real and personal property) and for any damage to any adjacent lands, areas, properties, facilities, rights-of-way and easements (including, but not limited to, damage to any real and personal property) resulting from the successful Respondent's operations. The successful Respondent shall defend, indemnify and hold harmless the TCLBA and its environmental consultant against all claims, as construed in adjacent lands, areas, properties, facilities, rights-of-way and easements (inclusive of real and personal property), including loss of use, to the extent resulting from the successful Respondent's operations.

1. The successful Respondent shall keep the Premises free from accumulations of waste materials, rubbish and other debris, and shall not remove, injure, cut, alter or destroy trees, shrubs, plants or grass, unless otherwise provided elsewhere in the contract documents. At the completion of the work, the successful Respondent shall remove all obstructions, waste and surplus materials, rubbish, debris, tools and construction equipment and shall leave the site clean.
2. The successful Respondent shall restore to pre-existing conditions all walks, roadways, paved areas and other real and personal property not designated for alteration by the contract documents. To the extent the successful Respondent refuses, fails or neglects to replace all such altered premises and/or restore to its pre-existing condition any walk, roadway, paved or landscaped area and other property not designated for alteration by the contract documents, the successful Respondent shall bear its proportionate share of the delay and costs resulting from the successful Respondent's refusal, failure or neglect to do so.
3. The successful Respondent shall not subject any part of the work or adjacent property to stresses or pressures that will damage or endanger the work or adjacent property, or both.
4. Storage or sale of removed items or materials on-site will not be permitted without advance written approval from the TCLBA.
7. The successful Respondent is responsible for any and all actions necessary to remedy situations involving material spilled or leaked in transit, or mud or dirt tracked off the site. This includes trucks carrying imported fill or other materials to the site (i.e. dust generated from trucks entering the site on adjacent roads). Perform cleanup in accordance with all applicable Federal, State, and local regulations at no additional cost to TCLBA.
  1. **Reuse of Soil and/or Aggregates:** Excavate, handle and/or stockpile any reused soil separately from all other materials. Provide each staging area with adequate thickness of polyethylene sheeting to completely cover all materials. Covers shall be large enough to cover the entire staging area when materials are stored. Arrange material stockpiles such that they can be covered and secured each day with polyethylene sheeting. In the event the stockpiles are arranged or sized such that they cannot be adequately covered, the successful Respondent shall reconfigure them at its sole expense. Cover all reuse soil stockpiles left untouched for 8 hours with a secured polyethylene tarp.
8. **Reports:** The successful Respondent shall maintain and make available to the TCLBA and environmental consultant daily field reports recording the onsite labor force and equipment (successful Respondent and subcontractors); materials/equipment received (at the site or at

another location); visits by suppliers; significant in-progress and completed trade work within major areas; and other pertinent information. Such daily field reports shall be furnished by the successful Respondent promptly to the TCLBA and/or its environmental consultant upon their request, and shall be accepted for information only. Neither the TCLBA nor its environmental consultant's review of any daily field report shall be construed as agreement with the information contained in any such daily field report.

9. **Emergencies**: In emergencies affecting the safety or protection of persons, the work or property at or adjacent to the site, the successful Respondent, without any special instruction or authorization from the TCLBA, is obligated to act to prevent threatened damage, death, injury or loss. The successful Respondent shall give the TCLBA prompt written notice of any emergencies and any changes in the work resulting from the action taken. If the TCLBA concurs, the TCLBA will amend the contract documents to provide for those changes and, unless the emergency resulted in whole or in part from any act or omission within the control of the successful Respondent, will make any corresponding adjustment in contract price and/or contract time.
10. **Schedule**: A schedule of activities must be provided by the successful Respondent after award of contract and prior to beginning activities on the site.
11. **Debris Disposal**: Off-site disposal of materials must be in State licensed locations or landfills. Follow all applicable requirements and regulations.
12. **Inspections**: Following demolition activities, the successful Respondent shall contact the TCLBA to coordinate an open hole inspection.
13. **Signage and Safety**: The successful Respondent must post appropriate signs to advise the project personnel and visitors of the limits of construction work areas, hardhat areas, excavations, construction parking and staging areas, etc. Advertising signage by successful Respondents, subcontractors, or suppliers is not allowed. The successful Respondent must maintain safe and adequate pedestrian and vehicular access to fire hydrants, commercial and industrial establishments, churches, schools, parking lots, hospitals, fire and police stations and like establishments. The successful Respondent must obtain written approval from the TCLBA ten (10) calendar days before connecting to existing facilities or interrupting the services on site.
  1. The successful Respondent must furnish, install and maintain as long as necessary and remove when no longer required adequate barriers, warning signs or lights at all dangerous points throughout the work for protection of property, workers and the public.
  2. **Street Barricades**: The successful Respondent must erect and maintain all street barricades, signal lights and lane change markers during the periods that a traffic lane is closed for their operations. There must be full compliance with rules and ordinances respecting such street barricading and devices must be removed when hazard is no longer present.
14. **Temporary Fencing**: The successful Respondent must entirely enclose the demolition activity area by means of woven wire or snow fence having minimum height of four feet if an open hole is left overnight. Gates must be provided at all points of access, as applicable. Gates must be closed and secured in place at all times when work is not in progress. The fence must be removed and grounds restored to original condition upon completion of the work.
15. **Changes in Scope of Work**: The TCLBA is entitled to make changes within the general scope of work outlined in the RFP consisting of additions, deletions or other revisions in the

specifications and/or drawings, any means and methods or any TCLBA-furnished lands, equipment, materials or services, or directing acceleration of the work. Such changes will result in the release of an amendment to this RFP with applicable time extensions and changes in costs as deemed necessary.

16. **Underground Utilities**: The successful Respondent shall comply with all laws concerning underground utilities, including but not limited to, Michigan Public Act 174, Miss Dig Underground Facility Damage Prevention and Safety Act. In addition, the successful Respondent shall be responsible for immediately notifying the TCLBA of any contact with or damage to underground utilities, and for the safety, protection of and repairing of any damage done to any work and any surface and subsurface facilities. The successful Respondent shall bear an appropriate portion of the delay and costs relating to the obligations set forth in this paragraph except as outlined in PA 174, 460.728 Section 8.
17. **Request for Final Payment**: To receive final payment the successful Respondent must have submitted and/or completed the following:
  1. Complete a substantial completion punch list, if any, within the contract time and date fixed by the TCLBA.
  2. Submit all documentation outlined in the Deliverables section above.
  3. If applicable, the successful Respondent must complete any identified incomplete or defective work to the satisfaction of the TCLBA.

Please note that we will issue one payment upon completion of the work. However, if ground freeze conditions make the finish grade impossible to complete, a retainage will be withheld from the total payment until the remaining work is completed.

### **Instructions for Submission**

Contractors should indicate proposed date of service(s) and estimated completion time. These dates may be taken into consideration in making the award.

Contractors should be aware that information submitted with a proposal is subject to the Michigan Freedom of Information Act and may not be held in confidence after the proposals are opened. All proposals shall be available for review after the Authority has evaluated them.

To be considered, each Respondent must submit a COMPLETE submission in response to this RFP using the format specified and outlined below. There should be no attachments, enclosures, or exhibits other than those required in the RFP or considered by the Respondent to be essential to a complete understanding of the submission. Each section of the submission should be clearly identified with appropriate headings:

### **Submission**

1. **Business Organization and History** – State the full name, address, and phone number of your organization and, if applicable, the branch office or other subordinate element that will perform, or assist in performing, the work hereunder. Indicate whether it operates as an individual, partnership, or corporation; if as a corporation, include the state in which it is incorporated. If appropriate, the submission must state whether the organization is licensed to operate in the State of Michigan. **Provide a copy of your State of Michigan Residential Builder License or Maintenance and Alteration License with Demolition**

**classification.**

2. **Narrative** – Include a narrative summary description of the proposed effort and of the services(s)/products(s) that will be delivered.
3. **Technical Work Plans** – Provide detailed information on the qualifications that your firm has to accomplish each of the areas in the Scope of Work.
4. **Prior Experience** – Describe the prior experience of your organization which you consider relevant to the successful accomplishment of the project defined in this RFP. Include sufficient detail to demonstrate the relevance of such relevant experience. Submissions should include, in this Section, descriptions of qualifying experience to include project descriptions, costs, and starting and completion dates of projects successfully completed; also include the name, address, and phone number of the responsible official of the client organization who may be contacted. The TCLBA may evaluate the Respondent's prior performance with the TCLBA or the State of Michigan, and prior performance information may be a factor in the award decision.
  1. The TCLBA also encourages Respondents to include number of current open projects, how much each project is valued at, and what percentage is complete for each project.
5. **Project Staffing** – The Respondent must be able to staff a project team which possesses talent and expertise in the field of the requirements of this RFP. Please provide a brief outline of qualifications and similar projects completed for each current staff member and their areas of expertise. Submit copies of any specialized training, certifications and current licenses for each staff member. Indicate which of these individuals you consider key to the successful completion of the work. Do not include any financials for the contemplated work within the Submission.
6. **Subcontractors** – Include a list of all subcontractors that may be engaged to supplement your work under a future contract; include firm name and address, contact person and complete description of work to be subcontracted. Include descriptive information concerning subcontractors' organization and abilities. Also, the information provided in response to 4 and 5, above, should include detailed information about each potential subcontractors.
7. **Respondent's Authorized Expediter** – Include the name and telephone number of person(s) in your organization authorized to expedite any proposed contract with the TCLBA.
8. **Insurance** - Provide a copy of your Certificate of Insurance including Commercial General Liability Insurance, Automobile insurance, Workers' Compensation insurance, and Error and Omissions Liability Insurance. All levels of insurance must meet, or exceed, the TCLBA's contract requirements. Commercial General Liability – Occurrence form, including coverage for bodily injury, personal injury, property damage (broad form), premises/operations, blanket contractual, and products/completed operations. Coverage shall be endorsed to include TCLBA as additional insured for work performed by Contractor or for Contractor in accordance with this Agreement.

Minimum Limits:

- \$1,000,000 per occurrence/\$2,000,000 general aggregate
- \$2,000,000 aggregate for products and completed operations
- \$1,000,000 personal and advertising injury

1. Automobile – Michigan no-fault coverage, and residual automobile liability, comprehensive form, covering owned, hired, and non-owned automobiles. Coverage shall be endorsed to include TCLBA as additional insured for work performed by or for Contractor in accordance with this Agreement.  
Minimum Limits:
  - No-fault coverages – statutory;
  - \$500,000 per person/\$1,000,000 per accident – bodily injury
  - \$500,000 per occurrence – property damage OR
  - A combined single limit of \$1,000,000 per occurrence
2. Workers' Compensation – statutory;  
Employer's Liability - \$100,000 each accident/\$100,000 disease – each employee; and \$500,000 disease – policy limit.
9. **Additional Information and Comments** – Include any other information that is believed to be pertinent, but not specifically asked for elsewhere.
10. **References** – Provide a minimum of three references for each type of service outlined in the Scope of Work. Include contact name, company name, contact information and very brief description of the work completed.
11. **Violations** – Briefly list and describe any state or federal environmental or safety violations your firm has received in the past 5 years from State or Federal inspectors. Briefly summarize the nature of the violation, the current status of the violation and corrective measures taken to avoid future, similar violations.

## **2. Price Proposal**

Provide a turnkey price for the project as outlined. The TCLBA is exempt from federal excise tax, and state and local sales taxes. The Price Proposal should not include taxes.

Separate travel-related expenses will not be accepted.

Subject to any agreed extension of the period for holding bids, bids shall remain valid for acceptance by the TCLBA for ninety (90) calendar days after the date of bid opening. In addition, the TCLBA expressly reserves the right, within the TCLBA's sole discretion, to reject any or all bids, to waive any irregularities, to issue post-bid Addenda and rebid the work without re-advertising, to re-advertise for bids, to withhold the award for any reason the TCLBA determines and/or to take any other appropriate action.

The price proposal and technical portion must be identified according to the instructions of this RFP.

Respondents Please Note: Rates quoted in response to this RFP are firm for ninety (90) calendar days after the date of bid opening. No price increase will be permitted during the contract awarded to the successful Respondent.

By submitting a bid the respondent acknowledges that if selected, payment will be issued in one lump sum approximately 30 days after completion of the project.

### **3. Document Formatting and Submittal**

Submit separately marked electronic files of your Technical Submission and Price Proposal as noted in this RFP. The TCLBA has no obligation to consider any Submission that is not timely received. Submissions will only be accepted as noted in this RFP.

1. Respondents are responsible for assuring that the following identifying information appears in the name of your submission: "RFP-OLD-ELLINGTON-DEMO Price Proposal" and "RFP-OLD-ELLINGTON-DEMO Technical Submission"

# PRE-DEMOLITION ASBESTOS AND HAZARDOUS MATERIALS SURVEY

2750 East Dutcher Road  
Caro, Michigan

**CLIENT** Tuscola County Land Bank Authority  
250 East Huron Avenue  
Room #303  
Bad Axe, MI 4841

**PROJECT #** 20911s-1-194

**DATE** February 25, 2026



# PRE-DEMOLITION ASBESTOS AND HAZARDOUS MATERIALS SURVEY

## 2750 East Dutcher Road

Caro, Michigan

**PREPARED FOR** Tuscola County Land Bank Authority  
250 East Huron Avenue  
Room #303  
Bad Axe, MI 4841

**PROJECT #** 20911s-1-194

**DATE** February 25, 2026

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# PRE-DEMOLITION ASBESTOS AND HAZARDOUS MATERIALS SURVEY

2750 E. Dutcher Road  
Caro, Michigan

## 1.0 EXECUTIVE SUMMARY

The Tuscola County Land Bank Authority (Client) retained AKT Peerless Environmental Services (AKT Peerless) to conduct a Pre-Demolition Asbestos and Hazardous Materials Survey of the structure located at 2750 E. Dutcher Rd. in Caro, Tuscola County, Michigan (subject property). This investigation is based on the Occupational Safety and Health Administration [OSHA Construction Standard for Asbestos [29 Code of Federal Regulations (CFR) 1926.1101], EPA requirements under the National Emissions Standards for Hazardous Air Pollutants [NESHAP 40 CFR Part 61], OSHA Lead in Construction Standard [29 CFR Part 1926.62], and OSHA Lead in General Industry Standard [29 CFR Part 1910.1025), etc.).

AKT Peerless performed an asbestos containing materials (ACM) identification survey of the structure located at 2750 E. Dutcher Rd., Caro, Michigan. Suspect materials were identified and inventoried by a Michigan-accredited Asbestos Building Inspector. Based on the types and quantities of suspect materials discovered in the facility, bulk samples were collected to determine the asbestos content. Some suspect materials were not sampled but were assumed asbestos-containing because of safety concerns, access issues, and/or disruption of integrity requirements. Assumed asbestos materials are noted within the table.

Suspect materials were identified and inventoried by a Michigan-accredited Asbestos Building Inspector. Based on the types and quantities of suspect materials discovered in the facility, bulk samples were collected to determine the asbestos content.

Details about asbestos and other environmentally regulated / universal waste items identified at the subject property are presented in the attached sections of this report.

## 1.1 Next Steps

ACM that may be disturbed, must be removed in advance of demolition of the facility. Michigan EGLE and Michigan OSHA Asbestos Program regulations require that removal and disposal of ACM must be performed according to specified practices and procedures by a licensed asbestos abatement contractor. Professionally trained and state-accredited personnel must perform the abatement.

Air monitoring during abatement must be conducted to ensure asbestos contamination generated during abatement is contained within the regulated work areas. A visual inspection and final clearance air sampling in regulated abatement areas must be performed before being released for other subsequent construction activities.

## 2.0 Introduction

AKT Peerless was retained by the Tuscola County Land Bank Authority, 250 E. Huron Avenue, Room 303, Bad Axe Michigan to conduct a Pre-Demolition Asbestos and Hazardous Materials Survey of the structure located at 2750 E. Dutcher Rd., Caro, Michigan.

## 3.0 Purpose

The purpose of AKT Peerless' Pre-Demolition ACM survey is to: (1) identify and locate suspect ACMs, (2) establish a sampling plan, based on homogeneous areas and functional spaces, to sample significant sources of friable and non-friable suspect ACM, (3) quantify the amount of asbestos ACM identified at the property, and (4) prepare a final report documenting confirmed ACM and Presumed Asbestos Containing Materials (PACM) quantities, locations, and laboratory results.

The hazardous/other regulated materials survey was conducted to identify other non-asbestos materials that require removal and disposal or recycling prior to demolition and/or renovation of the structure.

### 3.1 Scope of Work

The scope of work for AKT Peerless' Pre-Demolition Asbestos and Hazardous Materials Survey is based on the Asbestos Hazard Emergency Response Act (AHERA) inspection and management requirements for commercial and industrial buildings. Since demolition activities are planned for the structure, it is subject to Environmental Protection Agency (EPA) National Emission Standards for Hazardous Air Pollutants (NESHAP) standards.

Asbestos survey activities were completed in accordance with the following protocol:

- The inspection was performed to determine the extent and location of suspect ACM present in the structures. This survey was quantitative in that an attempt was made to locate accessible friable and non-friable ACM areas, as well as estimate the quantity of ACM. Bulk samples of suspect ACM were collected by Michigan-accredited Asbestos Building Inspector Mr. Mark Breeden #A44842 on February 6, 2026.
- Bulk samples were collected of each homogeneous material area encountered in accordance with EPA-recommended sampling guidelines. If a suspect material was not sampled, then it was presumed to be asbestos-containing material (PACM).
- Samples of suspect ACM were analyzed Apex Research, Inc. in Brighton, Michigan. Apex Research, Inc. is a National Voluntary Laboratory Accreditation Program (NVLAP) accredited laboratory for analysis via Polarized Light Microscopy and dispersion staining (PLM) following the EPA Test Method (EPA-600/M4-82-020) and the National Institute of Standards and Technology (NIST) Bulk Asbestos Handbook.
- Laboratory analysis was performed using first positive stop analysis methodologies. First positive stop involves analyzing samples by homogeneous material groupings. Laboratory analyses proceeded sample by sample, within each homogeneous material grouping, until a sample was determined to be asbestos containing.
- Although PLM is currently the accepted and approved method for analysis, the method is limited in its ability to provide a quantitative result when asbestos represents a small fraction of the material. Current USEPA guidelines specify that when initial laboratory analysis of friable materials detects the presence of asbestos in a quantity between less than one percent (or trace) and less than ten percent, a verification analysis using the point counting analytical

method may be considered. If the client does not exercise the option to conduct point counting, the material in question will be considered asbestos containing building material (ACBM) as identified by PLM analysis.

- Upon completion of the field inspection and receipt of laboratory data, this report was prepared and includes: (a) a general description of the suspect ACM identified and non-suspect homogeneous materials that were visually evaluated, (b) a determination of the quantity of suspect materials observed, (c) laboratory testing results, and (d) quality control measures.

### 3.2 Clarifications and Exceptions

AKT Peerless uses trained and licensed inspectors in attempting to locate and identify materials potentially containing asbestos. AKT Peerless conducted invasive access to identify potential asbestos materials within the structures; however, there may be additional asbestos materials that were not found because they were not accessible to the inspector. Asbestos was used in a variety of building components and in many types of materials in the construction of buildings. In some of these components' asbestos may be present, not as an intentional ingredient, but as a contaminant.

During execution of this survey, the work was performed using commercially reasonable best efforts consistent with the level and skill ordinarily exercised by members of the profession currently practicing under similar conditions.

**QUANTITIES OF IDENTIFIED ACM REPORTED IN THIS DOCUMENT ARE PROVIDED FOR REFERENCE ONLY AND SHOULD NOT BE SOLELY RELIED UPON FOR ABATEMENT BIDDING PURPOSES.** AKT Peerless strongly cautions against utilizing the reported material quantities without field verification. It is expected that contractors will utilize their own quantities when preparing bid pricing. Further, it should be anticipated that there will be other costs associated with the construction/asbestos abatement including engineering and testing fees. For planning purposes, AKT Peerless recommends an allowance of 20 percent for these costs.

AKT Peerless encountered the following building-specific limitations during the Asbestos Survey:

- Not all spaces/cavities enclosed by fixed-wall systems and/or ceilings were accessed. Fixed wall systems and ceilings included drywalled walls and plaster ceilings with an underlying building structure. Only limited, representative inspection of fixed-wall spaces was performed.
- Interior observations were limited due to the presence of furniture, fixtures, and other stored items, and equipment.

### 3.3 Previous Inspection Reports, Building Plans, and Construction Specifications

AKT Peerless was not provided with historical asbestos inspection information, site plans, drawings, or construction specifications.

The following sections of this survey outline the approach, procedures, and methods employed by AKT Peerless to conduct the ACM Survey of the subject property.

### 3.4 Description of Homogeneous Areas

AKT Peerless identified Homogeneous Areas (HA) based on appearances and type of materials observed. As defined under AHERA, a homogeneous area is an area (material) that appears similar throughout in terms of its color, texture, and date of material application.

In addition, building materials suspect for asbestos content are also described based on one of three following material classifications:

#### *Surfacing Materials*

A material that is sprayed-on, troweled-on, or otherwise applied to surfaces, such as acoustical plaster on ceilings and fireproofing materials on structural members, or other materials on surfaces for acoustical, fireproofing, or other purposes. Glued-on ceiling panels are interpreted by the State of Michigan as surfacing material.

#### *Thermal System Insulation*

A material that is applied to pipes, fittings, boilers, breeching, tanks, ducts, or other interior structural components to prevent heat lost or gain, or water condensation, or for other purposes.

#### *Miscellaneous Materials*

A building material on structural components, structural members or fixtures, such as floor and ceiling panels, and does not include surfacing material or thermal system insulation.

AKT Peerless identified homogeneous suspect ACM at the subject property for sampling or that were already characterized as asbestos-containing. The Homogeneous Area Inventory Summary is included herein as Appendix A.

### 3.5 Description of Functional Spaces

During the asbestos survey, AKT Peerless identified various Functional Spaces (FS) in the building. In general, functional spaces are defined as spatially distinct units or areas within the building, which contain identifiable populations of building occupants. Functional spaces can also include storage spaces, mechanical rooms, closets, and services areas, etc. However, a functional space can also be delineated based on general building layout, facility use factors, and can be assigned using various arbitrary factors that were useful in the completion of this survey.

A Function Space Map is included as Figure 1. A Photograph Log of representative materials and representative Functional Spaces are included as Appendix B. Functional Space designations for the structure are listed in Appendix C.

### 3.6 Bulk Sample Material Inventory

Based on the homogeneous materials and functional spaces identified during this pre-demolition survey, AKT Peerless collected bulk samples for analysis. In general, AKT Peerless' sampling protocol consisted of: (a) wetting or misting the sample as appropriate, (b) extracting a sample with a clean knife, chisel, or coring tool and (c) placing the sample into a sealed polyethylene sample container.

The sampling protocol used to procure the appropriate number of samples for an identified homogeneous area of suspect ACM is based on sampling guidelines outlined under AHERA and is detailed as follows:

*Surfacing Materials (SM)*

Surfacing materials consist of building materials that have been spray-on, troweled-on, or otherwise applied to building surfaces for acoustical, fireproofing, or decorative purposes. Samples of suspect surfacing materials were collected using the following sampling guidelines:

Size of Sampling Area	USEPA Recommended Number of Samples to Collect	Minimum Number of Samples to Collect
Less than 1,000 square feet	9	3
Between 1,000 & 5,000 square feet	9	5
Greater than 5,000 square feet	9	7

Sample locations of friable surfacing materials selected were based on the EPA random number generation strategy and are representative of the entire material area.

*Thermal System Insulation (TSI)*

This category consists of insulation used to inhibit heat transfer or prevent condensation on mechanical system components. For thermal system insulation, the number of samples and the sample locations was dependent on access considerations and the likelihood of asbestos content.

*Miscellaneous Materials (MM)*

Miscellaneous materials consist of interior and exterior building components and are typically located on structural components, structural members, or fixtures, such as floor tiles, ceiling panels and roofing materials. Sampling of these materials was performed by delineation of homogeneous areas and functional spaces. Based on the number of different materials identified, suspect materials were analyzed based on multiple samples per material.

**3.7 Laboratory Analytical Procedures**

All samples collected were submitted to Apex Research, Inc. is accredited by the American Industrial Hygiene Association (AIHA) and participates in the NVLAP. Samples were submitted under chain-of-custody guidelines to ensure proper handling and delivery of the samples. The samples were analyzed using PLM with dispersion staining in accordance with the following USEPA guidance document Determination of Asbestos in Bulk Building Materials: EPA/600/R-93/116, dated July 1993.

The USEPA defines ACM as those materials that contain greater than one percent asbestos. Friable materials are defined as those that can be crumbled or reduced to powder by hand pressure. The NESHAP for asbestos, dated November 1990, stipulates that any friable material identified as containing asbestos in concentrations greater than one percent must be considered ACM.

Materials containing one (1) percent or less asbestos are generally considered non-asbestos-containing and therefore are not regulated by NESHAP. The OSHA definition of ACM is similar, any material containing more than one (1) percent asbestos. However, specific work practices must be followed under OSHA regulations for materials containing less than one percent asbestos if an individual layer exceeds one percent. Under the PLM method, percentages and types of fibrous components in these samples were determined by visual estimation of the amount of fibrous materials versus the total amount of material present.

Current USEPA guidelines specify that when initial laboratory analysis of friable or non-friable materials regulated under NESHAP detects the presence of asbestos in a quantity between less than one percent (or trace) and less than ten percent, a verification analysis using the point counting analytical method should be considered or the material in question should be treated as ACBM as identified by PLM analysis.

AKT Peerless utilized the “positive-stop” method of sample analyses. Following this method, the analysis of a homogeneous material is stopped on a group of samples once the first positive (e.g., greater than 1% asbestos) sample is analyzed. According to the USEPA, if one sample of a homogenous material is identified to be asbestos-containing, the entire material must be considered asbestos-containing.

Based on appearances and type of materials, suspect ACMs were grouped into homogeneous areas and functional spaces as appropriate based on apparent age and similarity in texture and color. Upon completion of these activities, representative bulk samples of the suspect materials were collected.

Asbestos Bulk Sample Laboratory Reports with Chain-of-Custody records for each area are presented in Appendix D.

## **4.0 Pre-Demolition Survey - Conclusions and Recommendations**

AKT Peerless was retained to conduct a Pre-Demolition Asbestos and Hazardous Materials Survey of the structure located at 2750 E. Dutcher Road, Caro, Michigan. The purpose of the survey was to identify the location of ACMs and hazardous materials that would require special handling procedures or removal activities before general building renovation and/or demolition. The following sections of this report summarize the findings of the Asbestos Survey. The Homogeneous Area Inventory Summary is included herein as Appendix A.

### **4.1 Summary of Identified Asbestos Containing Materials**

## **No Asbestos Containing Materials were found in this structure.**

Suspect materials discovered during any renovation or demolition are required to be assumed asbestos containing and handled appropriately in accordance with state and federal regulations unless determined through laboratory testing identifying them as non-asbestos containing.

## Survey for Other Potentially Hazardous Materials

AKT Peerless also conducted an inspection of the facility to identify the existence of other potentially hazardous materials that may exist within containers such as drums, basins, tanks, and in general storage areas. A description of the survey procedures used as part of this survey and its findings are provided in the following section of this report.

### 4.2 Hazardous Materials/Universal Waste Inspection

AKT Peerless conducted an inspection of the building to identify the existence of potentially hazardous materials and/or wastes that may require removal and disposal, or other special consideration, before the building demolition occurs.

No intrusive investigation or use of remote sensing equipment was used, and no sampling of other hazardous materials was performed.

The survey was conducted to identify universal hazardous wastes or regulated materials/wastes. The building was inspected for potential hazardous materials such as PCB or oil containing light ballasts, batteries, chlorofluorocarbon-containing equipment, smoke detectors, fire extinguishers, exit signs, and mercury light tubes, and switches. The survey of lighting/alarm systems comprised a visual inspection of the exterior of accessible emergency, light and exit sign fixtures, panels or components for possible PCB-containing ballast systems, mercury vapor lighting fixtures, batteries, or other hazardous materials. If present, significant areas of oil-staining were also noted. No intrusive examination or contact with manufacturers, sample collection, or testing of this equipment was performed. No sampling of any hazardous component materials was performed. An inventory of hazardous/universal waste materials and containers is included in Appendix E.

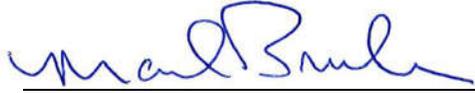
## 5.0 Limitations

The information and opinions obtained in this report are for the exclusive use of Tuscola County Land Bank Authority, Bad Axe, Michigan. The information and opinions contained in the report are given based on that assignment. The report must be reviewed and relied upon only in conjunction with the terms and conditions expressly agreed upon by the parties and as limited therein. Any third parties, who have been extended the right to rely on the contents of this report by AKT Peerless (which is expressly required prior to any third-party release), expressly agrees to be bound by the original terms and conditions entered into by AKT Peerless and the Tuscola County Land Bank Authority.

Subject to the above and the terms and conditions, AKT Peerless accepts responsibility for the competent performance of its duties in executing the assignment and preparing reports in accordance with the normal standards of the profession but disclaims any responsibility for consequential damages. Although AKT Peerless believes that results contained herein are reliable, AKT Peerless cannot warrant or guarantee that the information provided is exhaustive or that the information provided by the Client, its affiliates, subsidiaries, and their successors, assigns, and grantees, or third parties is complete or accurate.

## 6.0 Signatures

The following individuals contributed to the completion of this report.



---

Mark Breeden  
Senior Environmental Consultant

**AKT Peerless**

Saginaw, Michigan Office

Phone: 989-754-9896

Fax: 989-754-3804

[breedenm@AKTPeerless.com](mailto:breedenm@AKTPeerless.com)

MIOSHA LARA CSHD Asbestos Inspector  
Accreditation No. A44842

---

## **Functional Space Map**



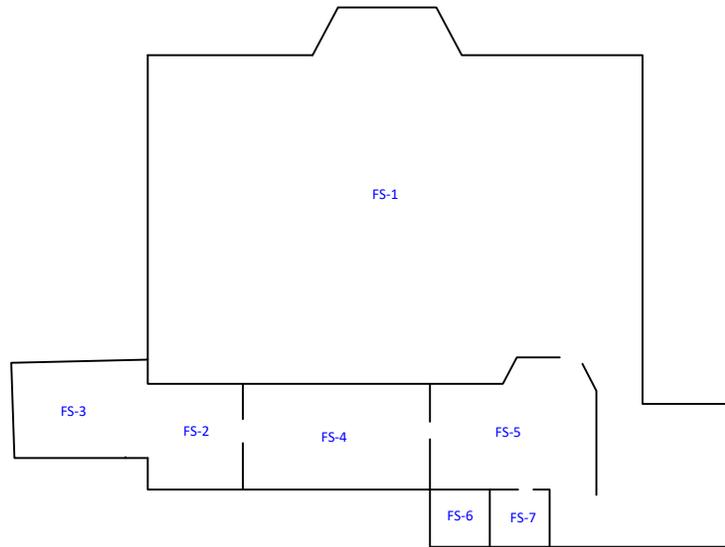
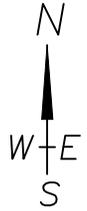
**SUBJECT PROPERTY LOCATION MAP**

2750 EAST DUTCHER ROAD  
CARO, MICHIGAN  
PROJECT NUMBER: 20911s-1-194

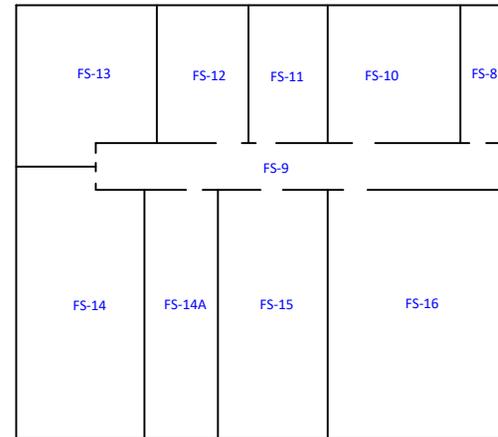


DRAWN BY: SES  
DATE: 02/25/2026

**FIGURE 1**



MAIN FLOOR

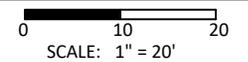


BASEMENT



**FUNCTIONAL SPACE MAP**  
2750 EAST DUTCHER ROAD  
CARO, MICHIGAN  
PROJECT NUMBER: 20911s-1-194

DRAWN BY: SES  
DATE: 02/25/2026



**FIGURE 2**

**Appendix A**  
**Homogeneous Area Inventory**  
**Summary**



**Homogeneous Areas Table**

**CLIENT:** Tuscola County Land Bank Authority  
**PROJECT NO:** 20911s-1-194  
**PROJECT:** 2750 E. Dutcher Rd., Caro, MI

HA No.	Material Description	Material Location(s)	Material Class	Approx. Quantity	Friability	Results
1	Roofing Material	Exterior	MM	750 SF	NF	NAD
2	12" White Textured Plaster Like Ceiling Panels	FS-1	MM	1,160 SF	F	NAD
3	16"x32" White Ceiling Panels	Throughout 1st Floor	MM	420 SF	F	NAD
4	Cellulose Insulation	Above Drop Ceilings and Floors Throughout 1st Floor	MM	5 CY	F	NAD
5	Fiberboard Ceiling Panels	Throughout Basement	MM	1,950 SF	NF	NAD
6	2'x4' White Swirl Pattern Ceiling Tile	FS-6, 7	MM	60 SF	F	NAD
7	12" White Floor Tile	FS-6	MM	60 SF	NF	Tile NAD Mastic NAD
8	Paper under Exterior Vinyl Siding	Exterior	MM	4,960 SF	F	NAD
9	Exterior Window Glazing	Exterior	MM	32 SF	NF	NAD
10	Basement Concrete Floor	Throughout Basement	MM	1,500 SF	NF	NAD
11	Foundation Block and Associated Mortar	NE	MM	100 SF	NF	Block NAD Mortar NAD

HA= Homogeneous Area  
 FS = Functional Space  
 SF= Square Feet  
 NE = Not Estimated  
**NAD = No Asbestos Detected**  
 CHR=Chrysotile Asbestos

MM = Miscellaneous Material  
 SM = Surfacing Material  
 TSI = Thermal System Insulation  
 AMO = Amosite  
**Asbestos Containing Materials in Bold**

**Appendix B**  
**Photograph Log**



**EXTERIOR VIEW OF SUBJECT BUILDING FACING SOUTHWEST**



**EXTERIOR VIEW OF SUBJECT BUILDING FACING SOUTH**



*PROPERTY PHOTOGRAPHS*

2750 E. DUTCHER RD.  
CARO, MICHIGAN

TAKEN BY: AKT  
DATE: 02-9-2026

PROJECT NUMBER:  
20911s-1-194



**EXTERIOR VIEW OF SUBJECT BUILDING FACING SOUTHEAST**



**EXAMPLE INTERIOR VIEW OF SUBJECT BUILDING**



**EXAMPLE INTERIOR VIEW OF SUBJECT BUILDING**



**EXAMPLE INTERIOR VIEW OF SUBJECT BUILDING**



**EXAMPLE INTERIOR VIEW OF SUBJECT BUILDING**



**EXAMPLE INTERIOR VIEW OF SUBJECT BUILDING**



EXAMPLE INTERIOR VIEW OF SUBJECT BUILDING



EXAMPLE INTERIOR VIEW OF SUBJECT BUILDING

**Appendix C**  
**Functional Space Inventory**

**FUNCTIONAL SPACE (FS) TABLE**

**CLIENT:** Tuscola County Land Bank Authority  
**PROJECT NO:** 20911s-1-194  
**PROJECT NAME:** Former Church  
**PROJECT ADDRESS:** 2750 E. Dutcher Rd., Caro, MI

<b>Functional Space No.</b>	<b>Description</b>
FS-1	Chapel
FS-2	Foyer
FS-3	Exit
FS-4	Hallway #1
FS-5	Hallway #2
FS-6	Woman's Bathroom
FS-7	Men's Bathroom
FS-8	Interior Basement Stairway
FS-9	Basement Hallway
FS-10	Storage
FS-11	Office
FS-12	Mechanical Room
FS-13	Children's Room
FS-14	Storage
FS-15	Office
FS-16	Storage
FS-17	Storage
FS-18	Exterior

## **Appendix D**

# **Asbestos Bulk Samples Laboratory Reports and Chain-of-Custody Record**

# Certificate of Laboratory Analysis

## Test Method, Polarized Light Microscopy (PLM)



Project: 2750 E. Dutcher Rd., Caro, MI  
Project #: 20911s-1-194

**Report To:**

Mr. Mark Breeden  
AKT Peerless  
214 Janes Ave.  
Saginaw, MI 48607

ARI Report # 26-122360  
Date Collected: 02/13/26  
Date Received: 02/18/26  
Date Analyzed: 02/20/26  
Date Reported: 02/23/26

Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 122360 - 01 Cust. #: 1-1 Material: Roofing Material Location: Appearance: black, fibrous, homogenous Layer: 1 of 2	Asbestos Present: <b>NO</b> No Asbestos Observed	Cellulose - 20% Other - 80%
Lab ID #: 122360 - 01a Cust. #: 1-1 Material: Roofing Material Location: Appearance: black, fibrous, homogenous Layer: 2 of 2	Asbestos Present: <b>NO</b> No Asbestos Observed	Cellulose - 20% Other - 80%
Lab ID #: 122360 - 02 Cust. #: 1-2 Material: Roofing Material Location: Appearance: black, fibrous, homogenous Layer: 1 of 2	Asbestos Present: <b>NO</b> No Asbestos Observed	Cellulose - 20% Other - 80%

For Layered Samples, each component will be analyzed and reported separately.

Robert T. Letarte Jr., Laboratory Director

Test Method EPA 40 CFR - Part 763 and/or EPA 600/R-93/116 was used to analyze the above samples. Matrix interference and/or resolution limits may yield false/negative results in certain circumstances. Suspect floor tiles containing <1% should be tested with SEM or TEM. This certificate of analysis relates only to the samples as submitted and to insure the integrity of the results, may only be reproduced in full. This certificate must not be used by the customer to claim product certification, approval, or endorsement by NVLAP, NIST, or any agency of the Federal Government. Liability limited to cost of analysis.



NVLAP Lab Code 102118-0

APEX Research Inc., 7717 Kensington Ct., Brighton, MI 48116  
(734) 449-9990, Fax (734) 449-9991

# Certificate of Laboratory Analysis

## Test Method, Polarized Light Microscopy (PLM)



Project: 2750 E. Dutcher Rd., Caro, MI  
Project #: 20911s-1-194

**Report To:**

Mr. Mark Breeden  
AKT Peerless  
214 Janes Ave.  
Saginaw, MI 48607

ARI Report # 26-122360  
Date Collected: 02/13/26  
Date Received: 02/18/26  
Date Analyzed: 02/20/26  
Date Reported: 02/23/26

Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 122360 - 02a Cust. #: 1-2 Material: Roofing Material Location: Appearance: black, fibrous, homogenous Layer: 2 of 2	Asbestos Present: <b>NO</b> No Asbestos Observed	Cellulose - 20% Other - 80%
Lab ID #: 122360 - 03 Cust. #: 2-1 Material: 12" White Textured Plaster Location: Appearance: brown, fibrous, homogenous Layer: 1 of 1	Asbestos Present: <b>NO</b> No Asbestos Observed	Cellulose - 95% Other - 5%
Lab ID #: 122360 - 04 Cust. #: 2-2 Material: 12" White Textured Plaster Location: Appearance: brown, fibrous, homogenous Layer: 1 of 1	Asbestos Present: <b>NO</b> No Asbestos Observed	Cellulose - 95% Other - 5%

For Layered Samples, each component will be analyzed and reported separately.

Robert T. Letarte Jr., Laboratory Director

Test Method EPA 40 CFR - Part 763 and/or EPA 600/R-93/116 was used to analyze the above samples. Matrix interference and/or resolution limits may yield false/negative results in certain circumstances. Suspect floor tiles containing <1% should be tested with SEM or TEM. This certificate of analysis relates only to the samples as submitted and to insure the integrity of the results, may only be reproduced in full. This certificate must not be used by the customer to claim product certification, approval, or endorsement by NVLAP, NIST, or any agency of the Federal Government. Liability limited to cost of analysis.



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(734) 449-9990, Fax (734) 449-9991

# Certificate of Laboratory Analysis

## Test Method, Polarized Light Microscopy (PLM)



Project: 2750 E. Dutcher Rd., Caro, MI  
Project #: 20911s-1-194

**Report To:**

Mr. Mark Breeden  
AKT Peerless  
214 Janes Ave.  
Saginaw, MI 48607

ARI Report # 26-122360  
Date Collected: 02/13/26  
Date Received: 02/18/26  
Date Analyzed: 02/20/26  
Date Reported: 02/23/26

Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 122360 - 05 Cust. #: 2-3 Material: 12" White Textured Plaster Location: Appearance: brown, fibrous, homogenous Layer: 1 of 1	Asbestos Present: <b>NO</b> No Asbestos Observed	Cellulose - 95% Other - 5%
Lab ID #: 122360 - 06 Cust. #: 3-1 Material: 16"x32" White Ceiling Panel Location: Appearance: brown, fibrous, homogenous Layer: 1 of 1	Asbestos Present: <b>NO</b> No Asbestos Observed	Cellulose - 88% Fiberglass - 2% Other - 10%
Lab ID #: 122360 - 07 Cust. #: 3-2 Material: 16"x32" White Ceiling Panel Location: Appearance: brown, fibrous, homogenous Layer: 1 of 1	Asbestos Present: <b>NO</b> No Asbestos Observed	Cellulose - 88% Fiberglass - 2% Other - 10%

For Layered Samples, each component will be analyzed and reported separately.

Robert T. Letarte Jr., Laboratory Director

Test Method EPA 40 CFR - Part 763 and/or EPA 600/R-93/116 was used to analyze the above samples. Matrix interference and/or resolution limits may yield false/negative results in certain circumstances. Suspect floor tiles containing <1% should be tested with SEM or TEM. This certificate of analysis relates only to the samples as submitted and to insure the integrity of the results, may only be reproduced in full. This certificate must not be used by the customer to claim product certification, approval, or endorsement by NVLAP, NIST, or any agency of the Federal Government. Liability limited to cost of analysis.



NVLAP Lab Code 102118-0

APEX Research Inc., 7717 Kensington Ct., Brighton, MI 48116  
(734) 449-9990, Fax (734) 449-9991

# Certificate of Laboratory Analysis

## Test Method, Polarized Light Microscopy (PLM)



Project: 2750 E. Dutcher Rd., Caro, MI  
Project #: 20911s-1-194

**Report To:**

Mr. Mark Breeden  
AKT Peerless  
214 Janes Ave.  
Saginaw, MI 48607

ARI Report # 26-122360  
Date Collected: 02/13/26  
Date Received: 02/18/26  
Date Analyzed: 02/20/26  
Date Reported: 02/23/26

Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 122360 - 08 Cust. #: 3-3 Material: 16"x32" White Ceiling Panel Location: Appearance: brown, fibrous, homogenous Layer: 1 of 1	Asbestos Present: <b>NO</b> No Asbestos Observed	Cellulose - 88% Fiberglass - 2% Other - 10%
Lab ID #: 122360 - 09 Cust. #: 4-1 Material: Cellulose Insulation Location: Appearance: brown, fibrous, homogenous Layer: 1 of 1	Asbestos Present: <b>NO</b> No Asbestos Observed	Cellulose - 95% Other - 5%
Lab ID #: 122360 - 10 Cust. #: 4-2 Material: Cellulose Insulation Location: Appearance: brown, fibrous, homogenous Layer: 1 of 1	Asbestos Present: <b>NO</b> No Asbestos Observed	Cellulose - 95% Other - 5%

For Layered Samples, each component will be analyzed and reported separately.

Robert T. Letarte Jr., Laboratory Director

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NVLAP Lab Code 102118-0

APEX Research Inc., 7717 Kensington Ct., Brighton, MI 48116  
(734) 449-9990, Fax (734) 449-9991

# Certificate of Laboratory Analysis

## Test Method, Polarized Light Microscopy (PLM)



Project: 2750 E. Dutcher Rd., Caro, MI  
Project #: 20911s-1-194

**Report To:**

Mr. Mark Breeden  
AKT Peerless  
214 Janes Ave.  
Saginaw, MI 48607

ARI Report # 26-122360  
Date Collected: 02/13/26  
Date Received: 02/18/26  
Date Analyzed: 02/20/26  
Date Reported: 02/23/26

Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 122360 - 11 Cust. #: 4-3 Material: Cellulose Insulation Location: Appearance: brown, fibrous, homogenous Layer: 1 of 1	Asbestos Present: <b>NO</b> No Asbestos Observed	Cellulose - 95% Other - 5%
Lab ID #: 122360 - 12 Cust. #: 5-1 Material: Fiberboard Ceiling Panel Location: Appearance: brown, fibrous, homogenous Layer: 1 of 1	Asbestos Present: <b>NO</b> No Asbestos Observed	Cellulose - 95% Other - 5%
Lab ID #: 122360 - 13 Cust. #: 5-2 Material: Fiberboard Ceiling Panel Location: Appearance: brown, fibrous, homogenous Layer: 1 of 1	Asbestos Present: <b>NO</b> No Asbestos Observed	Cellulose - 95% Other - 5%

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Robert T. Letarte Jr., Laboratory Director

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Date Collected: 02/13/26  
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Date Reported: 02/23/26

Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 122360 - 14 Cust. #: 5-3 Material: Fiberboard Ceiling Panel Location: Appearance: brown, fibrous, homogenous Layer: 1 of 1	Asbestos Present: <b>NO</b> No Asbestos Observed	Cellulose - 95% Other - 5%
Lab ID #: 122360 - 15 Cust. #: 6-1 Material: 2'x4' White Swirl Pattern Ceiling Tile Location: Appearance: brown, fibrous, homogenous Layer: 1 of 1	Asbestos Present: <b>NO</b> No Asbestos Observed	Cellulose - 95% Other - 5%
Lab ID #: 122360 - 16 Cust. #: 6-2 Material: 2'x4' White Swirl Pattern Ceiling Tile Location: Appearance: brown, fibrous, homogenous Layer: 1 of 1	Asbestos Present: <b>NO</b> No Asbestos Observed	Cellulose - 95% Other - 5%

For Layered Samples, each component will be analyzed and reported separately.

Robert T. Letarte Jr., Laboratory Director

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Project #: 20911s-1-194

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Date Collected: 02/13/26  
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Date Analyzed: 02/20/26  
Date Reported: 02/23/26

Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 122360 - 17 Cust. #: 6-3 Material: 2'x4' White Swirl Pattern Ceiling Tile Location: Appearance: brown, fibrous, homogenous Layer: 1 of 1	Asbestos Present: <b>NO</b> No Asbestos Observed	Cellulose - 95% Other - 5%
Lab ID #: 122360 - 18 Cust. #: 7-1 Material: 12" White Floor Tile Location: Appearance: white, nonfibrous, homogenous Layer: 1 of 2	Asbestos Present: <b>NO</b> No Asbestos Observed	Other - 100%
Lab ID #: 122360 - 18a Cust. #: 7-1 Material: Mastic Location: Appearance: clear, nonfibrous, homogenous Layer: 2 of 2	Asbestos Present: <b>NO</b> No Asbestos Observed	Other - 100%

For Layered Samples, each component will be analyzed and reported separately.

Robert T. Letarte Jr., Laboratory Director

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Date Analyzed: 02/20/26  
Date Reported: 02/23/26

Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 122360 - 19 Cust. #: 7-2 Material: 12" White Floor Tile Location: Appearance: white,nonfibrous,homogenous Layer: 1 of 2	Asbestos Present: <b>NO</b> No Asbestos Observed	Other - 100%
Lab ID #: 122360 - 19a Cust. #: 7-2 Material: Mastic Location: Appearance: clear,nonfibrous,homogenous Layer: 2 of 2	Asbestos Present: <b>NO</b> No Asbestos Observed	Other - 100%
Lab ID #: 122360 - 20 Cust. #: 8-1 Material: Paper under Exterior Vinyl Siding Location: Appearance: brown,fibrous,homogenous Layer: 1 of 1	Asbestos Present: <b>NO</b> No Asbestos Observed	Cellulose - 95% Other - 5%

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Date Analyzed: 02/20/26  
Date Reported: 02/23/26

Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 122360 - 21 Cust. #: 8-2 Material: Paper under Exterior Vinyl Siding Location: Appearance: brown, fibrous, homogenous Layer: 1 of 1	Asbestos Present: <b>NO</b> No Asbestos Observed	Cellulose - 95% Other - 5%
Lab ID #: 122360 - 22 Cust. #: 8-3 Material: Paper under Exterior Vinyl Siding Location: Appearance: brown, fibrous, homogenous Layer: 1 of 1	Asbestos Present: <b>NO</b> No Asbestos Observed	Cellulose - 95% Other - 5%
Lab ID #: 122360 - 23 Cust. #: 9-1 Material: Exterior Window Glazing Location: Appearance: beige, nonfibrous, nonhomogenous Layer: 1 of 1	Asbestos Present: <b>NO</b> No Asbestos Observed	Other - 100%

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Date Analyzed: 02/20/26  
Date Reported: 02/23/26

Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 122360 - 24 Cust. #: 9-2 Material: Exterior Window Glazing Location: Appearance: beige, nonfibrous, nonhomogenous Layer: 1 of 1	Asbestos Present: <b>NO</b> No Asbestos Observed	Other - 100%
Lab ID #: 122360 - 25 Cust. #: 10-1 Material: Basement Concrete Floor Location: Appearance: grey, nonfibrous, homogenous Layer: 1 of 1	Asbestos Present: <b>NO</b> No Asbestos Observed	Other - 100%
Lab ID #: 122360 - 26 Cust. #: 10-2 Material: Basement Concrete Floor Location: Appearance: grey, nonfibrous, homogenous Layer: 1 of 1	Asbestos Present: <b>NO</b> No Asbestos Observed	Other - 100%

For Layered Samples, each component will be analyzed and reported separately.

Robert T. Letarte Jr., Laboratory Director

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# Certificate of Laboratory Analysis

## Test Method, Polarized Light Microscopy (PLM)



Project: 2750 E. Dutcher Rd., Caro, MI  
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Date Reported: 02/23/26

Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 122360 - 27 Cust. #: 11-1 Material: Foundation Block Location: Appearance: grey,nonfibrous,homogenous Layer: 1 of 2	Asbestos Present: <b>NO</b> No Asbestos Observed	Other - 100%
Lab ID #: 122360 - 27a Cust. #: 11-1 Material: Mortar Location: Appearance: grey,nonfibrous,homogenous Layer: 2 of 2	Asbestos Present: <b>NO</b> No Asbestos Observed	Other - 100%
Lab ID #: 122360 - 28 Cust. #: 11-2 Material: Foundation Block Location: Appearance: grey,nonfibrous,homogenous Layer: 1 of 2	Asbestos Present: <b>NO</b> No Asbestos Observed	Other - 100%

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Robert T. Letarte Jr., Laboratory Director

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Date Reported: 02/23/26

Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 122360 - 28a Cust. #: 11-2 Material: Mortar Location: Appearance: grey, nonfibrous, homogenous Layer: 2 of 2	Asbestos Present: <b>NO</b> No Asbestos Observed	Other - 100%
Lab ID #: Cust. #: Material: Location: Appearance: Layer:        of	Asbestos Present:	
Lab ID #: Cust. #: Material: Location: Appearance: Layer:        of	Asbestos Present:	

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**Appendix E**  
**Hazardous/Other Regulated Materials Inventory**

**Client:** Tuscola County Land Bank Authority  
**Project No:** 20911s-1-194  
**Project Name:** Former Church  
**Project Address:** 2750 Dutcher Rd., Caro, MI

### HAZARDOUS MATERIALS INVENTORY

Materials Location Functional Space #	Miscellaneous Hazardous Materials	Exit Signs /Emergency lights	Types of Bulbs		Light Ballasts	Smoke Detectors	Air Compressor	Thermostat / Thermometer	Fire Extinguishers	Misc. Electronics	A/C window units	Aerosol Cans	Misc. Cleaners	Misc. Paints, Varnish, Stains & Caulks	Car/Truck Tires	Electrical Panels / Switch Gear	T.V./Computer Monitors
			CFL's, Mercury Vapor, High Pressure Sodium, Miscellaneous Bulb	Fluorescent Tube Lighting													
FS-1				16	4												
FS-2									2								
FS-3	<i>No Hazardous Materials were Found</i>																
FS-4	<i>No Hazardous Materials were Found</i>																
FS-5	<i>No Hazardous Materials were Found</i>																
FS-6	<i>No Hazardous Materials were Found</i>																
FS-7	<i>No Hazardous Materials were Found</i>																
FS-8									1								
FS-9	<i>No Hazardous Materials were Found</i>																
FS-10	<i>No Hazardous Materials were Found</i>																
FS-11	<i>No Hazardous Materials were Found</i>																
FS-12												5					
<b>Totals</b>		<b>0</b>	<b>0</b>	<b>16</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>3</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>